

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12410 of Clifford Dorest, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the side yard requirements (Sub-section 3305.1 and Paragraph 7107.22) to permit a rear addition to a dwelling which is a non-conforming structure in the R-1-B District at the premises 1946 Quincy Street, N.E. (Square 4198, Lot 45).

HEARING DATE: May 24, 1977

DECISION DATE: May 24, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is occupied by a two story plus basement, brick, single family, detached dwelling.
2. The present house is twenty feet wide and 28 feet deep. The applicant proposes to add an addition for the full width of the house extending 20 feet to the rear.
3. The lot is irregularly shaped having a width of 33.55 feet at the front and 20.86 feet at the rear.
4. The existing house has a side yard which varies in width from five feet at the front to 2.8 feet at the rear of the house. The addition would have a side yard of only one foot at its rear corner.
5. Immediately adjacent to the subject property on the east is lot 800, a 4.5 foot wide assessment and taxation lot. It is a lot which is unbuildable under the D.C. Zoning Regulations. Adjacent to lot 800 is a 16 foot wide public alley.
6. There was no opposition to the granting of the application.

CONCLUSIONS OF LAW AND OPINION:


The Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that the irregular shape of the lot, combined with the presence of the unbuildable lot to the east creates that practical difficulty. The Board concludes that the granting of the application would not have an adverse effect on adjoining or nearby property and would be consistent with the intent and purpose of the Zoning Regulations. It is therefore ORDERED that the application be GRANTED.

VOTE:

4-0 (Dr. Walter B. Lewis, Charles R. Norris, William F. McIntosh and Leonard L. McCants, Esq.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 28 JUN 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.